

140.0

0002

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 923,900 /

USE VALUE: 923,900 /

ASSESSed: 923,900 /

Total Card /

Total Parcel

923,900

923,900

923,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		NEWPORT ST, ARLINGTON

OWNERSHIP

Owner 1:	ADHIKARI SHAMBHU R & BINITA				
Owner 2:	KARKI ISHOWRI				
Owner 3:					
Street 1:	11 NEWPORT ST				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	02476	Type:			

PREVIOUS OWNER

Owner 1:	ADHIKARI SHAMBHU&PAUDEL BINTIA -		
Owner 2:	KARKI ISHOWRI & PRERANA -		
Street 1:	11 NEWPORT ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains .106 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2640 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4635		Sq. Ft.	Site		0	80.	1.21	9									447,240						447,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4635.000	469,100	7,600	447,200	923,900
Total Card	0.106	469,100	7,600	447,200	923,900
Total Parcel	0.106	469,100	7,600	447,200	923,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:	349.96	/Parcel:	349.96

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	469,100	7600	4,635.	447,200	923,900		Year end	12/23/2021
2021	104	FV	448,000	7600	4,635.	447,200	902,800		Year End Roll	12/10/2020
2020	104	FV	448,100	7600	4,635.	447,200	902,900	902,900	Year End Roll	12/18/2019
2019	104	FV	348,200	7700	4,635.	419,300	775,200	775,200	Year End Roll	1/3/2019
2018	104	FV	348,200	7700	4,635.	346,600	702,500	702,500	Year End Roll	12/20/2017
2017	104	FV	326,900	7700	4,635.	318,700	653,300	653,300	Year End Roll	1/3/2017
2016	104	FV	326,900	7700	4,635.	290,700	625,300	625,300	Year End	1/4/2016
2015	104	FV	292,000	7800	4,635.	285,100	584,900	584,900	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ADHIKARI SHAMBH	68309-352		10/31/2016	Convenience	1	No	No		
ADHIKARI SHAMBH	63217-216		1/27/2014	Convenience	10	No	No		
ADHIKARI SHAMBH	63217-211		1/27/2014	Convenience	10	No	No		
RICCIO JEROME J	50023-419		8/29/2007		600,000	No	No		
RICCIO JEROME J	50023-416		8/29/2007	Family	1	No	No		
RICCIO JEROME J	31402-396		5/15/2000	Convenience	1	No	No		
RICCIO JEROME	26576-1		8/12/1996		1	No	No	A	

TAX DISTRICT

Sale Price	V	Tst	Verif	Notes
1	No	No		
10	No	No		
10	No	No		
600,000	No	No		
1	No	No		
1	No	No		
1	No	No	A	

PAT ACCT.

ekelly	10802
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BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/24/2016	2077	Porch	3,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/15/2017	MEAS&NOTICE	HS	Hanne S
12/4/2008	MLS	MM	Mary M
11/3/2008	Meas/Inspect	355	PATRIOT
10/26/2000	Inspected	189	PATRIOT
11/17/1999	Meas/Inspect	243	PATRIOT
7/8/1999		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

